The application was continued for additional details on materials and massing of the addition. Reduce the massing of the second floor by bringing the walls in and not repeating the stucco and board and batten on the walls but only in the gable, or other traditional materials could be proposed in repairing the shape of the gable on back door to match the rest of the house.

Details of Proposed Request

Existing Context
The existing structure is a 1.5 story Bungalow constructed in 1930. Adjacent structures are 1 and 1.5 homes. The house is +/-14'-9" measured from the finished floor. Exterior material is painted brick.

Proposal – June 8, 2016
The proposal is an upper level addition. New siding material is wood with roof trim details to match existing. New windows will match existing windows in design and material. The rear porch will be removed. The building footprint does not change.

Revised Proposal
- The roof has been changed to a gable at the rear of the addition.
- The side gable on the right side elevation has been moved toward the front.
- The rear porch roof has been reduced.

Policy & Design Guidelines for Additions, page 36
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis:** The Commission will determine if the proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.
Charlotte Historic District Commission - Case 2016-117
HISTORIC DISTRICT: PLAZA MIDWOOD

May 25, 2015

2219 The Plaza
Plaza Midwood
Historic District
Property Lines
Building Footprints
2219 THE PLAZA
Historic Plaza Midwood
Second Story Addition
JUNE 3, 2016
NEW HIGHEST RIDGE @ 792.5’; FOREMOST RIDGE @ 790.6’

STREET ELEVATION OF RELATIVE BUILDING HEIGHT
Maintain architectural language and style of existing home.

- Remove back porch that does not fit style of the original architecture.
- Utilize the existing architectural language to inform detailing decisions at the new addition and new back porch.
- Match all new windows to size and style of existing, wood SDL windows.
- Match board and batten style found in the front eave for 2nd story additions.
- Match all 24” deep eaves.
• Remove back porch that does not fit style of the original architecture
• Utilize the existing architectural language to inform detailing decisions at the new addition and new back porch
• Match all new windows to size and style of existing, wood SDL windows.
• Match board and batten style found in the front eave for 2nd story additions
• Match all 24” deep eaves
ARCH | 1 ELEVATIONS

EXISTING FRONT ELEVATION

NEW SHINGLES ON ENTIRE ROOF

CONSTRUCTION DETAILS AT ADDITION TO MATCH/SIMILAR TO EXISTING MATERIALITY AT FRONT PORCH

ELEVATIONS VISIBLE APPROACHING PARKWOOD

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

EXISTING BRACKETS WILL BE REPEATED IN ALL NEW EAVES

NEW FRONT ELEVATION
ARCH | 1 ELEVATIONS

EXISTING FRONT ELEVATION

NEW SHINGLES ON ENTIRE ROOF

ELEVATIONS VISIBLE APPROACHING PARKWOOD

GABLE DETAILS TO MATCH EXISTING – TYP.

WINDOWS @ FRONT TO MATCH FRONT

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

EXISTING BRACKETS WILL BE REPEATED IN ALL NEW EAVES

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW SHINGLES ON ENTIRE ROOF

NEW FRONT ELEVATION

EXISTING FRONT ELEVATION

JULY 2016
ELEVATIONS VISIBLE APPROACHING PARKWOOD

NEW SHINGLES ON ENTIRE ROOF

CONSTRUCTION DETAILS AT ADDITION TO MATCH/SIMILAR TO EXISTING MATERIALITY AT FRONT PORCH

NEW ADDITION STEPS BACK AWAY FROM THE FRONT FAÇADE TO MAINTAIN THE FEEL OF THE EXISTING BUILDING AND MINIMIZE THE IMPACT OF THE ADDITION

NEW ADDITION TO BE PAINTED TO MATCH THE EXISTING BRICK IF REPAINTED TO BE ONLY ONE FIELD COLOR (BRICK AND SIDING TO MATCH)

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

EXISTING DRIVEWAY SIDE ELEVATION

NEW DRIVEWAY SIDE ELEVATION
NEW SHINGLES ON ENTIRE ROOF

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

PER JUNE HDC REVIEW: REDUCED 2ND FLOOR FOOTPRINT; CHANGED SIDING DETAILS; REVISED NEW BACK CANOPY

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW ADDITION TO BE PAINTED TO MATCH THE EXISTING BRICK IF REPAINTED TO BE ONLY ONE FIELD COLOR (BRICK AND SIDING TO MATCH)

NEW DRIVEWAY SIDE ELEVATION

EXISTING DRIVEWAY SIDE ELEVATION
NEW NORTH ELEVATION

SIDING DETAILS TO BE SIMILAR TO EXISTING FRONT GABLE DETAIL, USE OF STUCCO EMBOSSED BOARD AND TRUE 1X4 WOOD BATTENS THROUGHOUT

MAINTAIN EXISTING ROOF EAVES TO PROTECT ARCHITECTURAL SCALE

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW SLAB TO BE APPROXIMATELY 8'-0" X 14'-0" TO ACCOMMODATE NEW BACK ENTRY PORCH

ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA

EXISTING NORTH ELEVATION
ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW SLAB TO BE APPROXIMATELY 8'-0" X 14'-0" TO ACCOMMODATE NEW BACK ENTRY PORCH

MAINTAIN EXISTING ROOF EAVES TO PROTECT ARCHITECTURAL SCALE

LOWERED PITCH ON NEW BACK COVERED ENTRY

NEW NORTH ELEVATION

EXISTING NORTH ELEVATION

ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA
LAP SIDING DETAILS
TO MATCH EXISTING
WOOD WINDOWS TO MATCH EXISTING THROUGHOUT:
JELD-WYN 2500 SERIES, DOUBLE HUNG WITH CUSTOM
GRILLE PATTERN TO MATCH EXISTING
EAVE DETAIL & BRACKET TO MATCH EXISTING, TYP.
ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA

NEW ROOF SLOPE @ BACK 4:12 TO MAINTAIN 5’-0” HEIGHT
DIFFERENTIAL TO TOP OF CHIMNEY [NO CHANGES WILL
NEED TO BE MADE TO EXISTING CHIMNEY]

EXISTING BACK VIEW
OLD ASESBESTOS LAP SIDING LOCATED ON THE BACK GABLE TO BE REPLACED WITH NEW
BOARD AND BATTEN TO MATCH REST OF ADDITION

NEW BACK ELEVATION
EXISTING BACK PORCH IS THE ONLY ELEMENT OF EXISTING BUILDING TO BE
REMOVED AND REPLACED.

EXISTING BACK ELEVATION
LAP SIDING DETAILS
TO MATCH EXISTING
WOOD WINDOWS TO MATCH EXISTING THROUGHOUT:
JELD-WYN 2500 SERIES, DOUBLE HUNG WITH CUSTOM
GRILLE PATTERN TO MATCH EXISTING
EAVE DETAIL & BRACKET TO MATCH EXISTING, TYP.

OLD AESBESTOS LAP SIDING LOCATED ON THE BACK GABLE TO BE REPLACED WITH NEW PINE BOARDS WITH 6-1/2” LAP TO MATCH NEW CONSTRUCTION DETAILS AT 2ND FLOOR

EXISTING BACK PORCH IS THE ONLY ELEMENT OF EXISTING BUILDING TO BE REMOVED AND REPLACED,

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE BOARDS WITH 6-1/2” REVEAL, ALL CORNERS MITERED, TYP.
• Design maintains the authenticity of the original architecture by reorganizing the new interior spaces within the parameters of the building’s existing envelop and style
• 2nd Floor Addition includes 2 new bedrooms, family space, kid’s bath and laundry room
• Combining two smaller bedrooms on first and reorienting the existing bathroom accommodates privacy for the master and new powder room for guests
• New back porch conversion to heated square footage provides home with primary entry space before entering kitchen as well as additional exterior closed storage
Design maintains the authenticity of the original architecture by reorganizing the new interior spaces within the parameters of the building’s existing envelop and style.

- 2ND Floor Addition includes 2 new bedrooms, family space, kid’s bath and laundry room.
- Combining two smaller bedrooms on first and reorienting the existing bathroom accommodates privacy for the master and new powder room for guests.
- New back porch conversion to heated square footage provides home with primary entry space before entering kitchen as well as additional exterior closed storage.

NEW PLANS WITH REDUCTIONS IN 2ND FLR FOOTPRINT

WITH EXISTING VEGETATION SCREENING